

TEXAS APPRAISER LICENSING  
AND CERTIFICATION BOARD

vs.

MANUEL PASILLAS  
TX-1326077-R

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DOCKETED COMPLAINT NO. 10-163

**AGREED FINAL ORDER**

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2010, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of Manuel Pasillas (Respondent). The Board makes the following findings of fact and conclusions of law and enters this Order:

In order to conclude this matter Manuel Pasillas neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

**FINDINGS OF FACT**

1. Respondent, Manuel Pasillas is a state certified residential real estate appraiser, holds certification number TX1326077-R and has been certified by the Board during all times material to this complaint.
2. Respondent is subject to the jurisdiction of the Board, the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE Chapter 1103 (Vernon 2007) (the Act), the Rules of the Board, 22 TEX. ADMIN. CODE §§153, 155, 157 (West 2007) (the Rules), and the Uniform Standards of Professional Appraisal Practice (USPAP) in effect at the time of the appraisal.
3. Respondent signed an Agreed Order dated October 5, 2007 related to docketed complaint no. 05-075.
4. Among other terms in the Agreed Order, Respondent agreed to submit quarterly experience logs and affidavits and provide work files upon request within 20 day of any such notice from Board staff.
5. Respondent failed to provide work files within 20 days of written requests made by Board staff.

6. Respondent's certification has since expired, he has retired and does intend to continue appraising.

**CONCLUSIONS OF LAW**

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE §§ 1103.451-1103.5535.

2. Respondent violated 22 TEX. ADMIN. CODE 153.20(a)(21) by not fulfilling the terms of the previous Agreed Order.

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that the Respondent shall:

- a. Pay an administrative penalty of \$100.00.

Payment of the **ADMINISTRATIVE PENALTY** must be by certified funds, and must be timely completed within twenty days of the date this Agreed Final Order is approved.

Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published on the Board's web site.

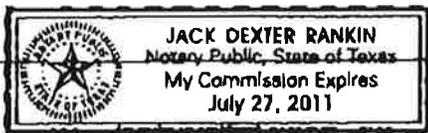
THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

*X Manuel Pasillas*  
MANUEL PASILLAS

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 30 day of August, 2010, by Jack Rankin, to certify which, witness my hand and official seal.

*Jack Dexter Rankin*  
Notary Public Signature



Notary Public's Printed Name

Signed by the Commissioner this 19 day of Nov, 2010.

  
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Douglas Oldmixon, Commissioner  
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 19<sup>th</sup> day of November, 2010.

  
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James B. Ratliff, Chairperson  
Texas Appraiser Licensing and Certification Board